

Exhibit C

Kane, McKenna, and Associates, Inc.
Serving as TIF consultant.

Chairman / President	\$200 per hour
Executive Vice President	\$175 per hour
Officer	\$150 per hour
Associate	\$100 per hour
Research	\$60 per hour
Administrative	\$25 per hour

Exhibit D

Project Narrative

Summary

Kensington currently owns twenty-six (26) acres of land at the Southeast Corner of Dempster St. and Waukegan Rd. in Morton Grove, IL. The site is currently occupied by a substantially vacant retail shopping center ready for redevelopment. Kensington purchased the shopping center in September of 2018 with plans to demolish and redevelop the center into a first class, mixed-use shopping center with retail and multi-family tenants. Kensington plans on starting the demolition and breaking ground in the spring of 2019 with an overall completion date in the first quarter of 2021.

Public Benefits

There are numerous economic benefits, including but not limited to, the following:

Job Creation and Retention

There will be a number of temporary construction and related jobs created due to this development. The number of temporary construction jobs created is estimated to be between 565 and 605 full-time equivalent construction and related jobs during the construction cycle of this project.

Additionally, it is estimated that approximately 320 and 365 full and part time retail jobs will be created.

Municipal Tax Revenue

It is anticipated that the Village will see a significant increase in local sales taxes due to the retail component of the development.

Qualitative Public Benefits

- Provide for an increased equalized assessed value of the property to approximately
- Reactivate a deteriorated and soon to be vacant site burdened by extraordinary physical constraints.
- Provide a high-quality construction, with environmentally sustainable elements.
- Create a catalyst for the rejuvenation of the Dempster Ave. commercial corridor
- Provide job opportunities for local community residents.
- Further the City's goals for the Redevelopment Project Area, as expressed in the Redevelopment Plan.

Exhibit E

Percentage of Ownership

Applicant:

IM Kensington MG LLC, a Delaware limited liability company
77 West Wacker Drive
Suite 4025
Chicago, IL 60601
Attn: Robert Gould

Ownership Breakdown of Applicant:

- Ownership Percentage – **50%**
Kensington Morton Grove LLC, an Illinois limited liability company
700 Commerce Dr. – Suite 700
Oak Brook, IL 60523
Attn: Chad Jones
- Ownership Percentage – **50%**
IM Property Investment (USA) LLC, a Delaware limited liability company
77 West Wacker Drive
Suite 4025
Chicago, IL 60601
Attn: Robert Gould